

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of May 4, 2004

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

OLD BUSINESS

Minor Use Permit

1. Cingular Wireless Facility, ZAP 03-011, Valley Center Community Plan Area, A70 Limited Agriculture Use Regulation (Forsythe)

The project proposes to construct a wireless telecommunications facility comprised of two monopoles, one measuring 40 feet in height and the other 35 feet in height on the site of an existing Valley Center Municipal Water District reservoir consisting of two water tanks. The 40-foot high monopole would have one antenna array with four antennas. The 35-foot high monopole would have two antennas arrays with 8 antennas. Support equipment consists of four outdoor equipment cabinets placed on a concrete slab measuring approximately 300 square feet in size, located behind a new concrete block wall. Both monopoles and the antenna arrays will be painted to match the color of the site's existing water tanks. The zoning is A70 Limited Agriculture and the Plan Designation is (17) Estate Residential. The surrounding area has residential and agricultural use types in all directions. The site is accessed from Paradise Mountain Road, an existing public road. This item was continued from the hearing of April 20, 2004.

NEW BUSINESS

Minor Use Permits

2. Cingular Wireless off Pala Loma Drive, ZAP 03-054, Valley Center Community Plan Area, A70 Limited Agricultural Use Regulation (Sibbet)

This project is for a telecommunication facility consisting of 12 antennas in a 50-foot monopalm, which is cellular facility disguised as a palm tree. The associated ground equipment will be located in a walled area at the base of the monopalm. The facility will be unmanned and approximately one to two visits per month by a maintenance vehicle are anticipated. This facility is classified as a Minor Impact Utility pursuant to Section 1355 of the Zoning Ordinance and pursuant to Section 2704b of the Zoning Ordinance; approval of a Minor Use Permit is required to

locate within the A70 zone. The San Diego County General Plan designates the site as (20) Agricultural Preserve, but the site is not under contract or in an agricultural preserve. A Minor Use Permit is also required pursuant to 4622b of the Zoning Ordinance because the facility extends higher than the 35-foot height limit (50 feet). The site is located at 33516 Couser Canyon Road in Valley Center.

3. AT&T Wireless Services, ZAP 03-075, Ramona Community Plan Area, A70 Use Regulations (Forsythe)

This project proposes to construct, operate and maintain an unmanned wireless telecommunications facility consisting of 6 panel antennas in 3 sectors of 2 antennas each, mounted on a 35-foot faux broad leaf tree and supporting electronic equipment. The support equipment will consist of four Nokia Ultrasite outdoor equipment cabinets that will be placed inside a wood enclosure just below the proposed faux tree. The property has a single-family residence and a number of mature trees at a height equal to, or greater than, the proposed faux tree and is located at 16359 Highway 67 in the Ramona Planning Area. The property is subject to an "S" Scenic Designator and requires findings pursuant to Section 5210 of the Zoning Ordinance.

4. Redona Second Dwelling Unit, ZAP 03-108, Jamul-Dulzura Community Plan Area, RR1 Use Regulation (Cardoso)

This is a request for a Minor Use Permit to allow a second dwelling unit that contains a living area greater than 30% of the living area of the existing primary dwelling unit, not to exceed 50% of the living area of the existing residence or 1,200 square feet, whichever is less. The second dwelling unit will be a 911 square foot, one story, two bedroom residence with attached 480 square foot garage. Architecture and construction materials will match the existing residence, including stucco siding colors and roofing materials. The proposed residence would be located in the western portion of the parcel, and gain access from a driveway from Las Palmas Road. The proposed project would be sited on a parcel currently occupied by an 1,822 square foot single-family dwelling unit on the eastern portion of the project site. The property is zoned RR1 – Rural Residential, which permits the development of a second dwelling unit subject to a Minor Use Permit, pursuant to Section 6156x of the Zoning Ordinance. The project is located at 14064 Las Palmas Road, east of the intersection with Campo Road in the community of Jamul-Dulzura and is designated (1) Residential.

5. Valenzuela Second Dwelling Unit, ZAP 03-107, Jamul-Dulzura Community Plan Area, RR1 Use Regulation (Rosenberg)

This is a request for a Minor Use Permit to allow a second dwelling unit that contains a living area greater than 30% of the living area of the existing primary dwelling unit, not to exceed 50% of the living area of the existing residence or 1,200 square feet, whichever is less. The second dwelling unit will be a 1,200 square foot, two-story, two-bedroom residence with attached 480 square foot garage and workshop. Architecture and construction materials will match the existing residence, including stucco siding colors and roofing materials. The proposed residence would be located in the western portion of the parcel, and gain access from a road easement off Las Palmas Road. The proposed project would be sited on a parcel currently occupied by a 3,506 square foot single-family dwelling unit with an existing pool. The property is zoned RR1 – Rural Residential, which permits the development of a second dwelling unit subject to a Minor Use Permit, pursuant to Section 6156x of the Zoning Ordinance. The project is located at 14063 Las Palmas Road east of the intersection with Campo Road in the community of Jamul-Dulzura and is designated (1) Residential.

6. Lions, Tigers, and Bears, ZAP 03-097, Descanso Community Plan Area, S92 General Rural Use Regulation (Sibbet)

The proposal is to keep and raise a maximum of 30 undomesticated lions and tigers on the 93-acre property. There are currently 4 tigers on the property on the site. The cats are rescued from neglected situations and brought to this facility. This facility will not be open to the public. The applicants are also required to maintain permits from the Department of Fish and Game and the Department of Agriculture. This facility is classified as Specialty Animal Raising: Wild or Undomesticated pursuant to Section 3100(f) of the Zoning Ordinance and since the zoning includes a “W” animal designator, approval of a Minor Use Permit is required. The property is zoned S92 General Rural Use Regulation and the San Diego County General Plan designates the site as (23) National Forest/ State and Regional Parks Land Use Designation. The property is located at 24402 Martin Way, about ½ miles east of Japatul Valley Road. The cages will be located near the middle of the property.

“THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO’S WEBSITE AT “WWW.CO.SAN-DIEGO.CA.US”. VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT “WWW.SDCDPLU.ORG.””